

The following projects are recommended as those which should be among the first to be undertaken.

There are two problem areas that involve technical concepts and limitations with which many are not familiar, and also basic questions of the proper roles of local government and private enterprise. These are the provisions of off-street parking and of means of guiding specific developments to the right location. We will present some of the alternatives in a general way, but these are obviously areas in which legal and other appropriate professional advice should be taken.

A new store of other substantial development which would be a great asset in a proper downtown location may eventually be built in some other location, or may never get past the planning stage, because the proper downtown site cannot be obtained within a reasonable length of time. This may happen simply because an owner and a potential buyer cannot agree on price, but we are chiefly concerned with other complicating factors. In an already-developed area, such as downtown Smithfield, the individual parcels of land are often small, which may mean that a number of adjacent parcels have to be purchased to assemble a satisfactory site for development. And the ownership of any given parcel, large or small, is likely to be split among a number of interests, and may be tied up in trusts, estates, and the like. The time necessary to overcome such land assembly problems often frustrates desirable downtown development. What is required, then, is a means of assembling a good site when appropriate and beneficial development is on the horizon.

In some cases this problem may be handled by local businessmen who will use their knowledge and influence, first, to find a site which will meet the needs of the potential developer and,